

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property


historic name Ruscombe
other names B-5137

2. Location

street & number 4901 Springarden Drive ☐ not for publication
city or town Baltimore ☐ vicinity
state Maryland code MD county N/A code 510 zip code 21209

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments).


Signature of certifying official/Title

8-22-07
Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments).

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register.
☐ See continuation sheet.
☐ Determined not eligible for the National Register.
☐ removed from the National Register.
☐ other (explain): _____

Signature of the Keeper

Date of Action

Ruscombe B-5137

Name of Property

Baltimore City MD

County and State

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2		Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

number of contributing resources previously listed in the National Register

N/A

6. Function or Use**Historic Functions**

(Enter categories from instructions)

Domestic / single dwelling

Education / school

Current Functions

(Enter categories from instructions)

Vacant

7. Description**Architectural Classification**

(Enter categories from instructions)

Mid-19th Century / Italian Villa**Materials**

(Enter categories from instructions)

foundation Stone

walls Stone

roof Asphalt Shingle

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

See Continuation Sheet 7-1

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Ruscombe B-5137

Name of Property

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County and State

Section 7 Page 1

Description Summary:

Ruscombe is a two- and one-half story with basement, fieldstone Italianate mansion constructed in 1866, located on a 1.35 acre lot in a residential neighborhood called Coldspring / Newtown in North Baltimore near the intersection of Greenspring Avenue and Springarden Drive. It is a gable and hip roof building measuring approximately 95' by 50' overall and encompasses roughly 9,185 square feet. A circular drive leads to the front entry and to a small, hipped roof garage constructed of stone to the west of the house. The east, west, and north boundaries of the property are fenced off from a surrounding townhouse development. The house is structurally sound and in good condition with some missing or damaged windows.

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Ruscombe B-5137

Name of Property

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Section 7 Page 2

General Description:

Exterior

Ruscombe is a mansion of Italianate design built in 1866 of native fieldstone in a random rubble pattern with sandstone quoins and wooden trim work. The main body of the house is 50' x 50' and covered by a hipped roof with a gable-roof L-shaped wing that extends north.

West Elevation: The west elevation where the present main entry is located is six bays wide with six over six wood double hung windows with stone lintels and sills on the first and second floors that are in fair to good condition. The entry door is wood surrounded by a transom and sidelights and covered by a small roof supported by wooden brackets. An Italianate-detailed cornice extends 18" from the face of the stone and extends around the entire house. An intersecting gable with an Italianate detailed rake spans three bays. Within the gable is a half-round arched window at the attic level. Also on the west elevation is one half-round dormer on the hip roof over the south bay; three round-top dormers are cut into the roof eave of the wing. At the north end of the wing on the west elevation is a transverse one- and a half-story stone wing, 12' deep and 25' wide, with a gable roof and shed dormer. It has double hung windows with a half-round arched window at the attic level.

North Elevation: A porch with wood posts, railing, and balusters runs the full width of the four-bay first story of the north elevation. The gable end of the wing on this elevation has two double hung windows at the second floor and two half-round arched windows at the attic level.

East Elevation: The east elevation has four bays on the first story and three bays on the second, with six-over-six wood double hung windows with stone lintels and sills on both stories. The second story windows are aligned over the spaces between the first story windows. On the third story a centered cross gable similar in detailing to the one on the west elevation carries a half-round arched window and wooden balcony supported by brackets. In the corner where the main house and wing connect is a concrete block exit stair built when the property was used as a school. On the wing north of the stair tower there is a 6' wide original window that is behind a plywood infill; on the north elevation of the main block there is an original 6' wide door also behind a plywood infill.

South Elevation: The south elevation has three bays on the first and second stories, with the center, projecting bay containing a wide wooden door which was the original entry. It is covered by a small roof supported by wooden brackets. Flanking the door are 5' wide original door openings with two rectangular transoms. On the second story above the door is a double hung window flanked by narrow double hung windows. The flanking second story bays contain paired double hung windows. A stone porch floor spans the entire width of the elevation.

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Section 7 Page 3

Exterior Integrity

Ruscombe was originally a fully realized Italianate design (See Exhibits 1,2 & 3) but a fire in 1955 destroyed its hip roof, which contained a south-facing gable, a belvedere with balcony, and gable dormers. The roof was rebuilt as a simple hip roof without these elements. The gable on the east elevation and the original roof eave survive. A porch that wrapped around the south and east elevations is no longer extant. A garage built in the early 20th century of matching stone is linked to the house by a stone wall.

Interior

First Floor: The entry on the west elevation leads to a hallway that intersects the original, 10' wide main hallway. The interior walls of Ruscombe are built of 2' thick stone. The first floor rooms are still in their original locations with original door openings; most of the original doors are no longer extant. Walls are covered in plaster which has been covered by gypsum board in most places. Most wood window and door moldings are original with some original wood double hung windows remaining. Replacement windows match original units. The ceiling height on the first floor is 10'. The original wooden floors have been covered with plywood and tile. A 12" deep plaster cornice with a cavetto molding runs the perimeter of most rooms. Throughout the first floor, suspended acoustic ceilings have been hung from the original plaster, which has been covered with gypsum board. In the rooms along the south elevation, replacement French doors have been installed. Men's and women's bathrooms have been installed in one of the original rooms. Some fireplaces remain with their original trim intact, others have been walled in. The main stair is in its original location, but has been rebuilt with new treads and risers, railings and balusters.

Second Floor: The main stair leads to the original, 10' wide second floor hallway. The second floor rooms are still in their original locations, with original door openings. Most of the original doors are no longer extant. The plaster walls have been covered with gypsum board and the floors are covered with tile. Most wood window and door moldings are original, including some paneled window recesses, and some original wood double hung windows remain. Replacement windows match original units. There is a shallow plaster cove molding that runs the perimeter of the ceiling in the rooms. In four rooms on the second floor, original fireplaces with their original wood trim remain in place. Suspended acoustic ceilings have been installed in most rooms.

Attic / Third Floor: A wooden stair leads to the attic level, which has unfinished spaces under the roof. The original attic was destroyed in a fire, but the stair to the original belvedere survived, as did the half-round arched attic windows. A short flight of steps leads down to the rooms of the north wing, which have 8' ceiling heights, plaster walls, and dormers.

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8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- ☒ **B** Property associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

Area of Significance

(Enter categories from instructions)

Architecture

Industry

Period of Significance

1866 - 1879

Significant Dates

1866 construction

Significant Person

(Complete if Criterion B is marked above)

James Tyson

Cultural Affiliation

N/A

Architect/Builder

Joseph Kemp

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

Tyson Archive, Johnny Johnsson - Finksburg MD

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Summary Statement of Significance:

Ruscombe is eligible for inclusion in the National Register under Criterion C for its architecture, as it embodies the distinctive characteristics of the Mid - 19th Century Italian Villa. It is a rare surviving example of the kind of mansion built in the Civil War era by Baltimore's wealthy business class. Although the roof was altered due to fire damage in 1955, the exterior of the house retains many important architectural features of the period including all its original window openings, half-round arched windows, its original entry, the doorways that opened on to its porch, and its original L-shaped wing off the main house. The fine artistry of the stonework of the exterior walls is an example of the expert craftsmanship of the period. The mansion's floor plan is intact showing the original location of the hallways, the main stair and all the rooms. The proportion, scale and the remaining fireplaces and detailing of the interior still convey a sense of the grandeur of the lifestyle of the city's business elite. Ruscombe is one of the very few known buildings designed by Joseph F. Kemp who is credited with the design of Camden Station adjacent to Oriole Park and the Baltimore Equitable Society. Ruscombe is also eligible under Criterion B for its association with James Wood Tyson, who, along with his brother, Jesse, played a major role in creating the chrome industry in the United States. The period of significance begins with its construction in 1866, and extends to 1879, when James Tyson moved out, and by which time the house had achieved its mature form and appearance.

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Section 8 Page 2

Resource History and Historic Context:

In the mid-19th century, many of Baltimore's business elite began to build large homes in the countryside far from the center of downtown. Men like Johns Hopkins opted to have a country residence in addition to a city townhouse located close to their place of business. The Tyson family belonged to this wealthy industrial and business class. Isaac Tyson, Jr. (1792-1861) was a Quaker businessman who created an industry that would hold a virtual monopoly of the world's chromium by the mid-19th century. He discovered the first chromium deposits in the Bare Hills section of Baltimore County in 1808. Beginning with a chromite mining operation there and in Soldiers Delight in 1827, Tyson then purchased all the major chromite sites in Maryland, Virginia and in Lancaster, Pennsylvania, to become the world's largest producer of chromium just as the original source in Siberia was being mined out.

Chromium, a chemical element discovered in 1797, is a hard brittle gray metal which is naturally found combined with iron and oxygen in a mineral called chromite. The element was extracted from the chromite and used in combination with other elements to form colored compounds for paints in the 19th century. The word chromium comes from the Greek word chroma, which means color. Tyson's Maryland chromite was the first used to manufacture chrome yellow, an important pigment used in painting. Chrome green was another popular color of the era. Chromium compounds were also extensively used for dyes for the textile industry and in tanning leather. Chromium had early refractory uses, such as lining furnaces in the copper industry.

The metallurgical uses we associate with chromium today began at the end of the 19th century. It was used to plate other metals, giving them a shiny, hard protective finish, such as for car bumpers. In 1915, in Sheffield, England, it was discovered that chromium could harden steel and alloys containing more than ten percent could produce stainless steel.

In 1845, Tyson established the Baltimore Chrome Works in Fells Point (now the former Allied Chemical site) to produce pigments, a process that had until then been done abroad. He became the biggest producer of chrome yellow in the world. In 1849, major chromite deposits were discovered in Turkey; eventually, chromite from Asia Minor as well as California supplanted Tyson's supply. Tyson had also developed iron ore and copper mining operations in South Strafford, Vermont. Tyson brought two of his sons, Jesse and James, into the business. After graduating from Haverford College in Pennsylvania, James concentrated on the mining side of the enterprise, producing copper ore in the Bare Hills, Sykesville, Maryland and Vermont, as well as chromite mining in Soldiers Delight. After the death of his father, he took over the mining operations of chromite, iron ore and copper; his brother, Jesse, oversaw the manufacturing at the Chrome Works. The Tysons were an important Quaker family in

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Baltimore and avid abolitionists before and during the Civil War. In 1864, James Tyson wrote to Abraham Lincoln, asking him to receive a bible from "a committee of colored men of Baltimore.... as evidence of their regard and gratitude."

In the early 1860s, James and Jesse purchased tracts of land in the Melvale section of Baltimore County, on which they would build homes. Jesse's mansion would be called Cylburn, which is now on the National Register, and James built Ruscombe on his 110 acre tract that abutted his brother's land. The estates were named at the same time, Cylburn meaning "cool vale" and Ruscombe meaning "brown hill." The 20 room mansion was designed in 1865-1866 by Joseph Kemp, an architect of which relatively little is known. He had been a draftsman for the Baltimore & Ohio Railroad who came to prominence when he designed Camden Station, which became the railroad's main downtown passenger and freight facility. A design had been done John R. Niernsee for the site in 1853, but the railroad did not move on the project until 1856, the year Niernsee dissolved his practice and left Baltimore to take up the commission of the South Carolina Statehouse. Kemp took over the project and redesigned it. When construction began in 1856, the *Baltimore Sun* credited Kemp with the design. An illustration of the building in *City Rambles* by John C. Gobright in 1857 credits J.F. Kemp as architect. Kemp is credited with other buildings in Baltimore: the Eutaw Savings Bank of 1857 (known as the Baltimore Equitable Society Building after 1889), a brownstone Italian Renaissance Revival building, and the Graham House on 704 Cathedral Street. He also supervised the construction of the Peabody Institute. In a letter of May 1, 1866 to his brother who was traveling on business, Jesse Tyson reported the progress on the construction of James' new house. In the letter he mentions Joseph Kemp as architect and the question of where a porte cochere was to go on the west elevation.

The design was a full blown Italianate villa (See Exhibit 1), a style that had a great popularity in America from the 1850s into the late 1870s, mainly due to the books of Andrew Jackson Downing. A two-story main block, fifty feet square with a hip roof, had a belvedere surrounded by a balcony. A porch along the south and east elevations had wide doors opening onto it. The upper stories had the characteristic half-round windows of the style, with small balconies at the third floor level. The house is unusual in that most Italianate villas were of frame construction or stuccoed brick scored to mimic stone; Ruscombe was constructed of native stone.

Tyson raised his family here until 1879, when he moved to Vermont. He kept the house and gave 24 acres of the property to his children. In 1887, he sold 37 acres and the house to Francis J. LeMoyne, a retired attorney from Chicago, retaining the rest of the property. Tyson died in 1900. LeMoyne died in 1918 at Ruscombe and the house passed to a relative, Blanchard Randall who died in 1936; the property and house remained in his estate until 1948, when it was sold to Bais Yakov School for Girls, an Orthodox Jewish school. In 1955, a four alarm fire destroyed the roof and part of the mansion. Despite efforts by the city to condemn Ruscombe to make way

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Ruscombe B-5137

Name of Property

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Section 8 Page 4

for a public school, the building was repaired in 1956, and a new building was constructed on the property. It was used until 1971, when the school moved and sold the property to Baltimore City, who then leased it to the Waldorf School. All the land except for 1.35 acres was sold for the Cold Spring Development known as Woodlands. The Waldorf School moved from the building in 1997 and it has remained vacant since.

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Section 9 Page 1

Major Bibliographical References:

"Letter from Jesse Tyson to James Tyson," May 1, 1866, Tyson Papers, Maryland Historical Society.

Isaac Tyson, Wikipedia, the Free Encyclopedia, <http://en.wikipedia.org>.

"The Discovery of Chrome in Maryland," Nuts and Bolts, the newsletter of the Baltimore Museum of Industry, Summer 1992, Vol. 10, Number 2.

Kelly, Jacques, "Chromium Pioneer," *Baltimore Sun*, September 7, 1996.

Isaac Tyson, Jr., Program of The Ninth National Mining Hall of Fame Induction Banquet, September 8, 1996.

Brezinski, David K. and Reger, James P., Studies in Maryland Geology, Special Publication No. 3, 1996.

Abbott, Collamer M., "Isaac Tyson, Jr., Pioneer Mining Engineer and Metallurgist," *Maryland Historical Magazine*, v.60, no. 1, March 1965, pp.15-25.

Glenn, William, "Biographical Notice of James Wood Tyson," *American Institute of Mining Engineers*, February, 1901.

Dorsey, John and Dilts, James D., *A Guide to Baltimore Architecture, Third Edition*, (Centreville, Maryland: Tidewater Publishers, 1997).

"Bais Yakov Launching Fund Drive," *Baltimore American*, July 7, 1955.

Baltimore City Land Records, GHC 38/57, Joseph Edge to James W. Tyson, June 11, 1863.

Baltimore City Land Records, JWS 160/578, James W. and Elizabeth Tyson to Francis J. LeMoyne, May 28, 1887.

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Name of Property

Baltimore City MD

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10. Geographical DataAcreage of Property 1.35 acresBaltimore West, MD USGS quadrangle
map**UTM References**

(Place additional UTM references on a continuation sheet)

1	1	8	3	5	7	1	1	4	4	3	5	6	6	9	4
	Zone		Easting			Northing									
2															

3															
	Zone		Easting			Northing									
4															

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared Byname/title Charles Belfoure

Organization _____

date 1/16/07street & number 4596 Wilders Run Lanetelephone 410-840-4494city or town Westminsterstate MDzip code 21158**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional Items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name Azola Family Holdings, LLC / Martin P. Azola, Managing Memberstreet & number 1414 Key Highway Suite 300telephone 443-829-6942city or town Baltimorestate MDzip code 21230**Paperwork Reduction Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et. seq.*).**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Name of Property

Section 10 Page 1

Baltimore City MD

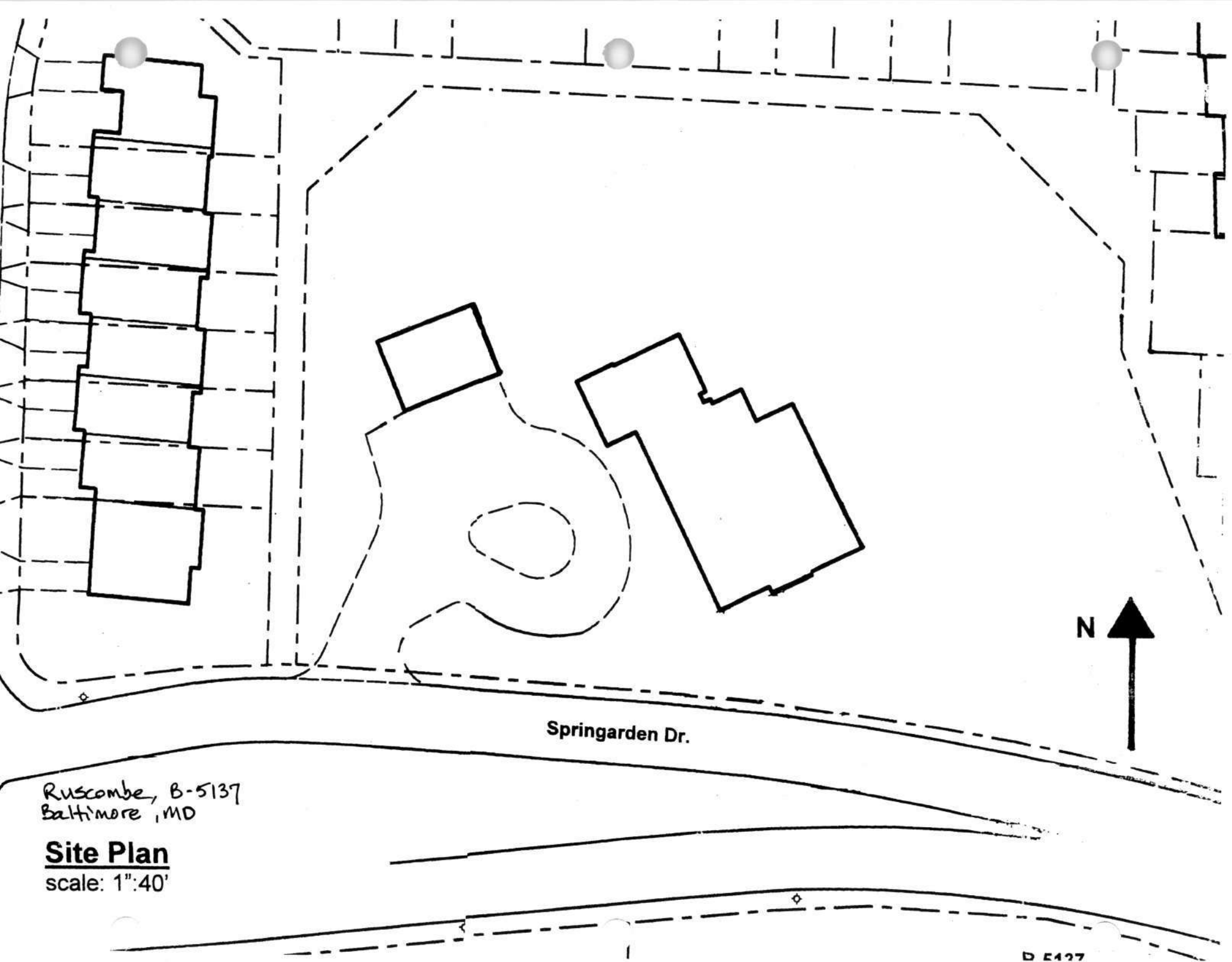
County and State

Verbal Boundary Description:

The boundaries of this historic resource are identified in Baltimore City Land Records as Map 27, Section 69, Block 4756B, Lot 109. The legal boundaries of the resource are shown in an accompanying drawing titled Site Plan drawn to a scale of 1" = 40' taken from a Baltimore City Planometric Map.

Boundary Justification:

The boundary encompasses the 1.35 acres remaining from the original 110 acre tract.



Ruscombe, B-5137
Baltimore, MD

Site Plan
scale: 1"=40'

Springarden Dr.

N

D E427



EXHIBIT 1 / Ruscombe 1886 – South elevation / front entry



EXHIBIT 2 / Tyson family 1886

B-5137

B-5137



EXHIBIT 3 / Tyson family 1886 / front door & porch

B-5137

R.5137

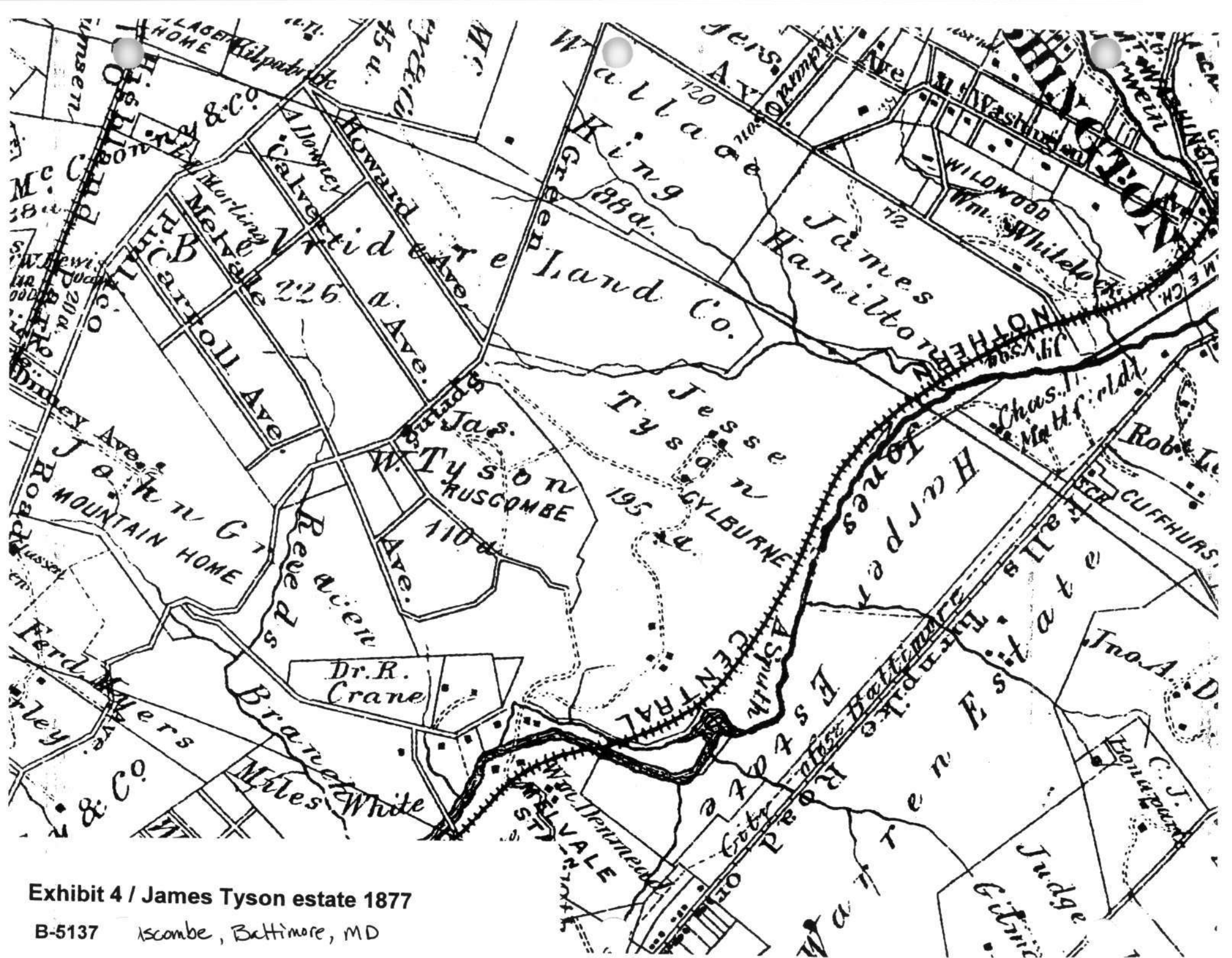
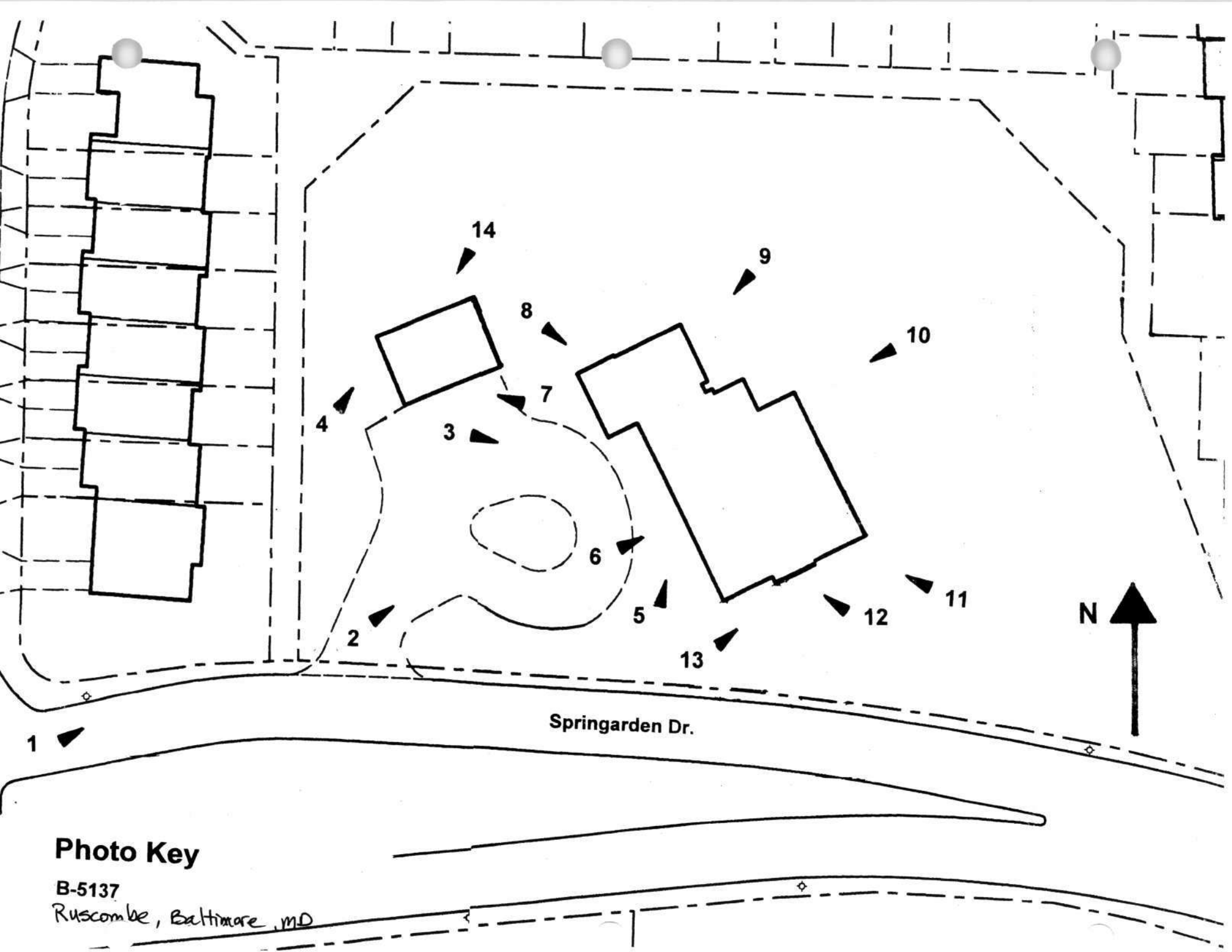


Exhibit 4 / James Tyson estate 1877

B-5137 Ruscombe, Baltimore, MD

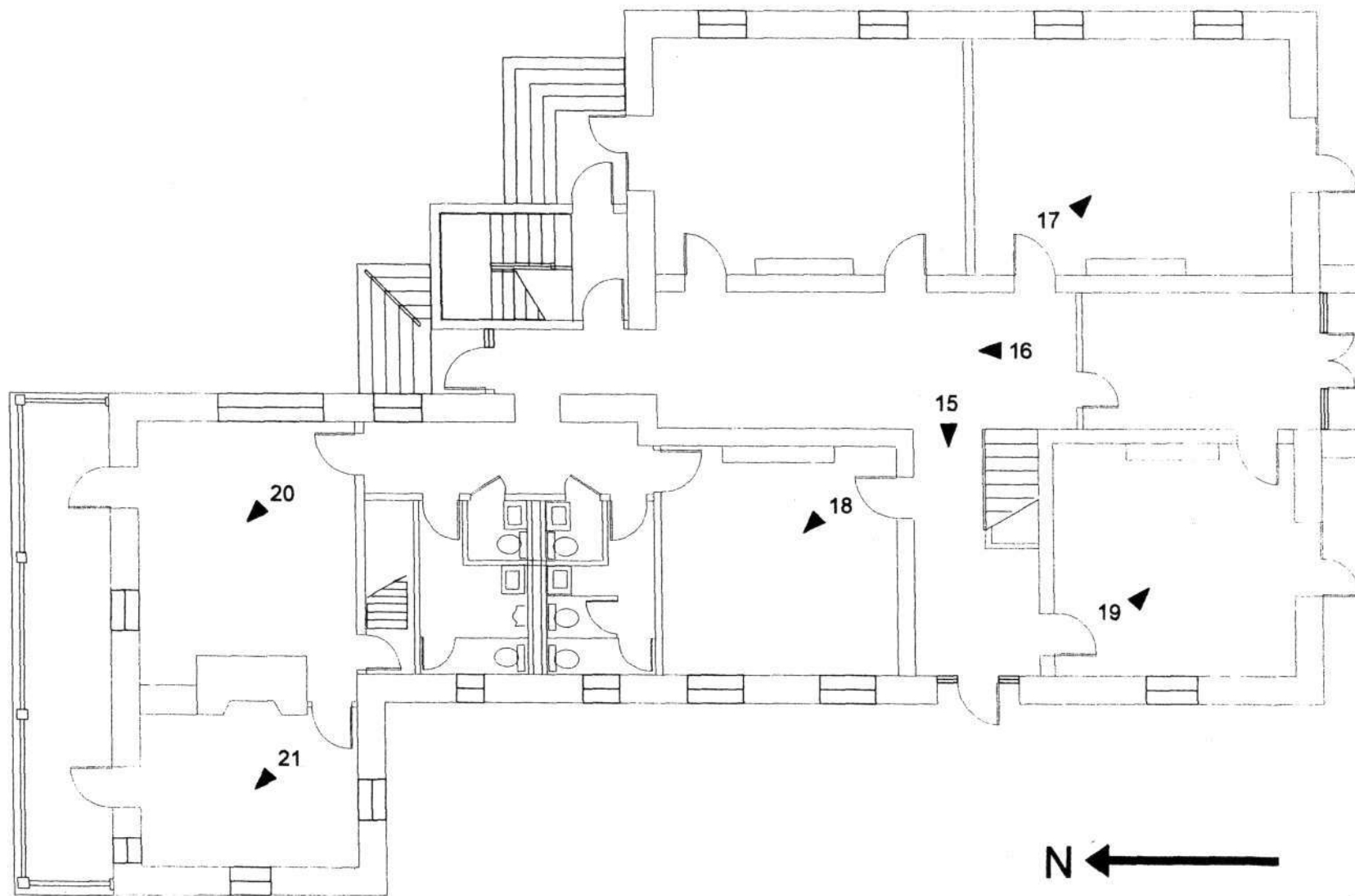


Springarden Dr.

N

Photo Key

B-5137
Ruscombe, Baltimore, MD



N ←

B-5137
Ruscombe
Baltimore, MD

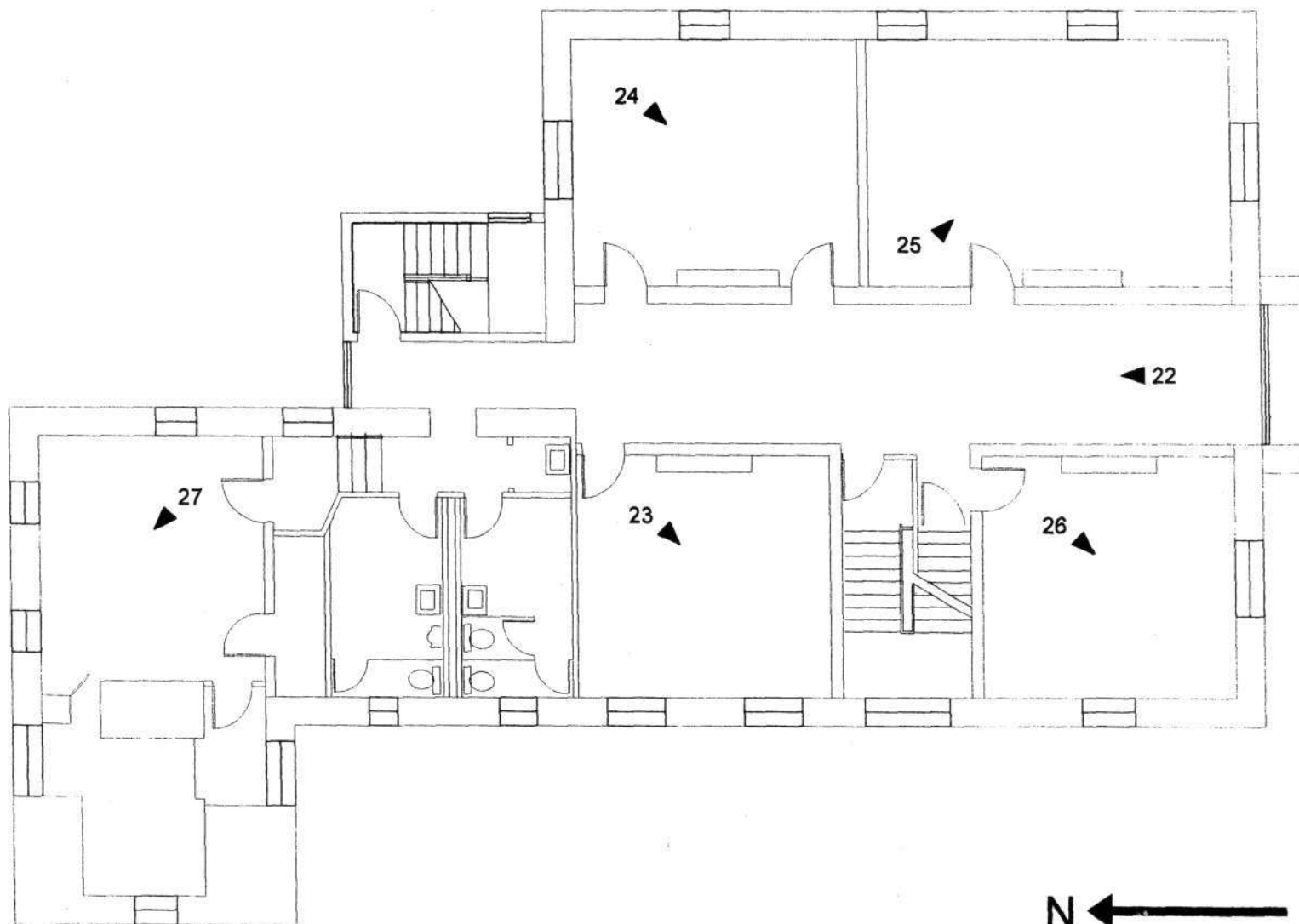
Photo Key
First Floor

B-5137
Ruscombe

B-5137
Ruscombe
Baltimore, MD

Photo Key

Second Floor



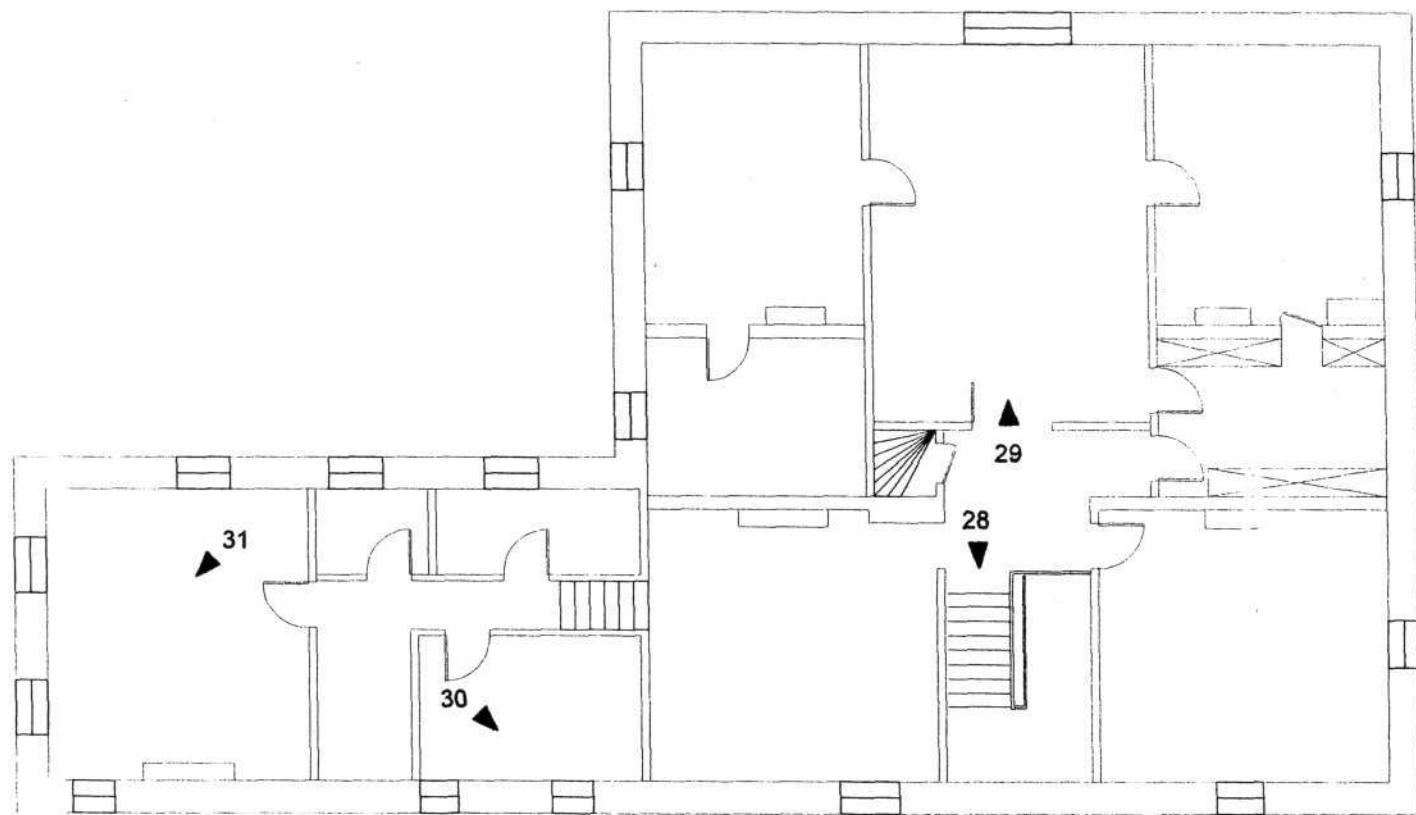
N ←

B-5137
B-5137

B-5137
Ruscombe
Baltimore, MD

Photo Key

Third Floor



N ←

5662
(TOWS)

(W
VILLE)

TOWSON 3.2 MI.

76°37'30"

39°22'30"



18/357114/4356694



B-5137

RUSCOMBE

4901 SPRINGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

MHT

003727 74/75 X5274 111

VIEW OF HOUSE LOOKING

EAST FROM SPRINGARDEN DR.

& GREEN SPRING AVE.

36 LB HQ V0 00 12/20/06

1/31

(PHOTOS KEYED TO PLANS)



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 - 73/75 (5874 11)

MHT

VIEW OF WEST ELEVATION/
FRONT ENTRY & GARAGE

35 CO MO Y0 D-2 12/20/06

2/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 72/75 (5R74 11)

MHT

VIEW OF WEST ELEVATION/
FRONT ENTRY

34 C0 M0 Y0 D-2 12/20/06

3/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 71.75 05R74 11

MHT

WEST ELEVATION OF
GARAGE

33 00 10 Y0 D-2 12/20/06

#4/31



B-5187

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALGO. CITY)

C. BELFOUR

12/15/06

003727 59/75 (5R74 11)

MHT

CLOSE UP OF WEST
ELEVATION / FRONT ENTRY

2100 M0 Y0 D-1 12/20/06

#5/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALYO. CITY)

C. BELFOUR

12/15/06

003727 58/75 (5R74 11)

MHT

DETAIL OF WEST
ELEVATION / GABLE

40 Y0 0-2 12/20/06

RAKE & CORNICE

#6/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 86/75 (SR74 11)

MHT

SOUTH & WEST

ELEVATION OF

18 00 10 40 D-2 12/20/06

GARAGE

#7/31



B-5127

RUSCOMBE

4901 SPRINGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/00

003727 55/75 (5R74 ID)

MHT

NORTH ELEVATION

17 CO MO Y0 D-5 12/20/06

#8/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUXE 003727 68/75 (5R74 11)

12/15/06

MHT

EAST ELEVATION 30 CO M0 Y0 D-5 12/20/06

FROM REAR YARD

#9/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 65/75 (5874 11)

MHT

REAR YARD &

27 CB MB Y0 D-2 12/20/06

EXIST ELEVATION

#10/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 66/75 (5R74 11)

MHT

SOUTH ELEVATION &
PARTIAL EAST ELEVATION

28 CO MO YO D-1 12/20/06

#11/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 63/75 (5874 11)

MHT

CLOSE UP OF

SOUTH ELEVATION

25 00 MO 70 00 12/20/06

#12/31



B-5137

RUSCOMBE

4901 SPRING GARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 61/75 (SR74 1J)

MHT

CLOSE UP OF SOUTH

23 CO MO Y0 D0 12/20/06

ELEVATION

#13/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 70/75 (5874 11)

MHT

NORTH ELEVATION

OF GARAGE

32 00 M0 Y0 D-3 12/20/06

#14/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFLORE

12/15/06

003727 54/75 (5874 11)

MHT

VIEW OF MAIN STAIR

& FRONT ENTRY on CO MO Y0 D-2 12/20/06

1st FLR.

#15/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 53/75 (SR74 LI)

MHT

VIEW OF HALLWAY / 1st FLR

LOOKING NORTH 15 CB MB YB D-1 12/20/06

#16/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFORE

12/15/06

003727 52/75 (5R74 11)

MHT

VIEW OF ROOM IN

SE CORNER / 1ST FLOOR

14 CO MO Y0 D-2 12/20/06

#17/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 51/75 45074 11)

MHT

VIEW OF ROOM NORTH

OF ENTRY FOYER 13 CB HQ Y0 D-2 12/20/06

1ST FLR.

#18/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 58/75 (5R74 11)

MHT

VIEW OF ROOM AT

SW CORNER / 1ST. FLR.

12 CO MB YG D-2 12/20/06

19/31



B-5137

RUSCOMBE

4901 SPRINGARDEW DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 49/75 (5R74 11)

MHT

VIEW OF ROOM AT

NE CORNER/ 1ST FLR.

11 00 MO Y0 D-1 12/20/06

20/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFLORE

12/15/06

003727 48-75 (SR74 11)

МНТ

VIEW OF ROOM AT

NW CORNER / 1ST FLR 10 00 MB Y0 D-3 12/20/86

#21/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 47/75 (5R74 11)

MHT

VIEW OF HALLWAY / 2ND FLR

LOOKING NORTH

00 M0 Y0 D-3 12/20/06

#22/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 45/75 (5R74 11)

MHT

VIEW OF ROOM / 2ND FLR

DIRECTLY NORTH

7 00 10 40 D-5 12/20/06

OF MAIN STAIR

#23/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFORE

12/15/06

003727 44-75 (5874 11)

MHT

VIEW OF ROOM / 2ND FLR
AT NE CORNER

6 00 MO Y0 00 12/20/06

#24/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 43/75 (SR74 11)

MHT

VIEW OF ROOM/2ND FLR

AT SE CORNER

5 CO MO Y0 D-2 12/20/06

#25/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN PK.

BALTIMORE MD (BALTO. CITY)

C. BELFLORE

12/15/06

003707 42/75 (5074 11)

MHT

VIEW OF ROOM / 2ND FLR

AT SW CORNER

4 CO HQ Y0 D-4 12/20/06

#26/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 46/75 (5R74 11)

MHT

VIEW OF ROOM/2ND FLR

AT NORTH END OF

FLOOR

8 00 MO Y0 D-5 12/20/06

#27/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 38-75 (5274 11)

MHT

VIEW OF STAIR
TO 3RD FL.

0 00 MO-70 D-3 12/20/06

28/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 39/75 (5P74 11)

MHT

VIEW OF 3RD FLR

1 CO MO Y0 D-2 12/20/06

ATTIC SPACE

LOOKING EAST

#29/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 41/75 45874 111

MHT

VIEW OF ROOM / 3RD FLR

UNDER DORMERS

3 CO MO YD D-5 12/20/06

AT WEST ELEVATION

#30/31



B-5137

RUSCOMBE

4901 SPRINGGARDEN DR.

BALTIMORE MD (BALTO. CITY)

C. BELFOUR

12/15/06

003727 3/75 05R74 111

MHT

VIEW OF ROOM AT

2 00 MO 40 D-2 12/20/06

NORTH END OF 3RD FLR

31/31

1. Balto. City Land Records
RHB 3028/287
June 6, 1973
Grantor: Bais Yaakov School
Grantee: Mayor and City Council of Balto.
Acreage: 37.2 Acres
2. Balto. City Land Records
MLP 7521/300
July 19, 1948
Grantor: Julia McIlvaine, Widow
Grantee: Bais Yaakov School
Acreage: app. 30 Acres
3. Balto. Co. Wills
WJP 520/265
August 8, 1918
Devisor: John V. LeMoyne
Devisee: Julia and William B. McIlvaine
Acreage: 30 Acres; "homestead place known as 'Ruscombe'"
4. Balto. Co. Land Records
WPC 346/172
December 28, 1888
Grantor: Francis J. LeMoyne
Grantee: John V. LeMoyne
Sum: \$23,333 (Balance of \$35,000 Mort.
See Mortgage Records 130/315)
Acreage: 37.2 Acres; tract known as "Ruscombe"
5. Balto. Co. Land Records
JWS 160/578
May 28, 1887
Grantor: James W. and Elizabeth Tyson
Grantee: Francis J. LeMoyne
Sum: \$45,000
Acreage: 37.2 Acres; "Ruscombe"
6. Balto. Co. Mort. Records
JB 61/94
December 20, 1875
Grantor: James W. and Elizabeth W. Tyson
Grantee: Johns Hopkins Hospital
Sum: \$50,000
Acreage: 108 Acres, 3 Roods, 31 square perches
7. Balto. Co. Land Records
GHC 38/57
June 11, 1863
Grantor: Joseph Edge
Grantee: James W. Tyson of Howard Co.
Sum: \$25,000
Acreage: 1.) 106 Acres of "Ensigns Grove", "Benjamins Mill Lot" (See #7A)
2.) 7 Acres, 28 Perches (See #7B)
- A. Balto. Co. Records
ED 11/32
April 13, 1852
Grantor: T. Parkin Scott, Committee of George W. Rogers, a lunatic
Grantee: Joseph Edge
- B. Balto. Co. Records
GHC 38/95
December 13, 1860
Grantor: Chalkley and Lydia P. Harvey
Grantee: Joseph Edge
Sum: \$968.62
Acreage: 7 Acres, 28 Perches
8. Balto. Co. Land Records
GHC 38/102
June 18, 1863
Grantor: George W. Dobbin, Trust.
Grantee: James W. Tyson of Howard Co.
Sum: \$747.60 for Lot #29
\$880.15 for Lot #20
(Equity Case: Welsh et al vs. Ratcliffe)

9. Balto. Co. Land Records
JHL 45/150
January 24, 1875

Grantor: Israel M. Parr, et al
Grantee: James W. Tyson
Sum: \$286.32
Acreage: 1 Acre, 1 Rood, 16 Square Perches

- A. Balto. Co. Records
GHC 31/54
November 10, 1860

Grantor: George W. Dobbin, Trust.
Grantee: Israel M. Parr, et al
Sum: \$6987.19
Acreage: Lots # 21,22,23,23,23
Sum: \$6605.31
Acreage: Lots #17,18,19
(Laura E. Webb et al vs. Eliza Ratcliffe)

10. Balto. Co. Land Records
EHA 69/292
April 14, 1870

Grantor: Jesse Tyson
Grantee: James W. Tyson
Sum: \$100
Acreage: 10 Perches

- A. Balto. Co. Records
JHL 41/498
August 2, 1864

Grantor: Theodore Schwerdtmann and
Charles W. Henry Schwartz
2nd Part: Charles H. and Lizzie B. Koons
3rd Part: Jesse Tyson
Sum: \$3862.50
Acreage: 19 Acres, 1 Rood, 10 square perches



B-5137

Ruscombe

Baltimore, Md. 21209

N. Shivers

10/79

Southwest



B-5137

Ruscombe

Baltimore, Md. 21209

N. Shivers

10/79

Southwest



B-5137

Ruscombe

Baltimore, Md. 21209

N. Shivers

10/79

East



B-5137

Ruscombe

Baltimore, Md. 21209

N. Shivers

10/79

Northeast



B-5137

Ruscombe

Baltimore, Maryland 21209

N. Shivers

10/79

Mantel: 2nd. floor, sw room



B-5137

Ruscombe
Baltimore, Maryland 21209
Spring, 1979

West



0-5137

Ruscombe
Baltimore, Maryland 21209
Spring, 1979

Northwest



B-5137

Ruscombe
Baltimore, Maryland 21209

Southwest



B-5137

Ruscombe
Baltimore, Maryland 21209

West



B-5137

Ruscombe
Baltimore, Maryland 21209

Northeast